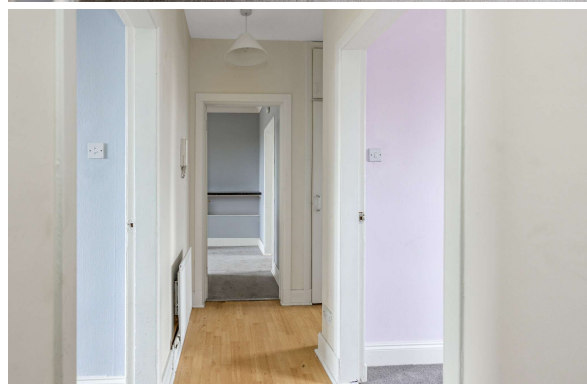




26/5 Pilton Drive North
PILTON | EDINBURGH | EH5 1NG


warner's
solicitors & estate agents



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Warners are delighted to present this bright and spacious top floor flat, quietly positioned within a popular residential area of Pilton. Offering well-proportioned accommodation and excellent potential for light cosmetic upgrading, the property presents an ideal opportunity for first-time buyers, investors or those looking to create a home to their own taste.

The accommodation is entered via a secure entry system into a well-maintained communal stair. Internally, a welcoming hallway provides access to all rooms. The generous living and dining room is flooded with natural light and offers ample space for both relaxing and entertaining. The fitted kitchen is equipped with a range of modern units, generous worktop space and room for a variety of freestanding appliances.

There are two well-proportioned double bedrooms, both offering excellent space for freestanding furniture. Completing the accommodation is a bathroom fitted with a three-piece suite and shower over the bath.

Further benefits include gas central heating, double glazing, a communal drying area and unrestricted on-street parking.

The property enjoys a convenient location close to a wide range of local amenities, including Morrisons supermarket, excellent public transport links and easy access to the City Bypass, Edinburgh Airport and the city centre. Nearby green spaces, including Inverleith Park, the Royal Botanic Garden and the Water of Leith Walkway, provide excellent leisure opportunities.

Early viewing is recommended to appreciate the space and excellent potential this property has to offer.

- Bright two-bedroom top floor flat
- Welcoming entrance hallway with storage cupboard
- Bright and spacious living/dining room
- Fitted kitchen
- Two good sized double bedrooms
- Bathroom with three-piece suite and shower over bath
- Gas central heating & double glazing
- Secure entry system
- Communal drying area
- Unrestricted on-street parking

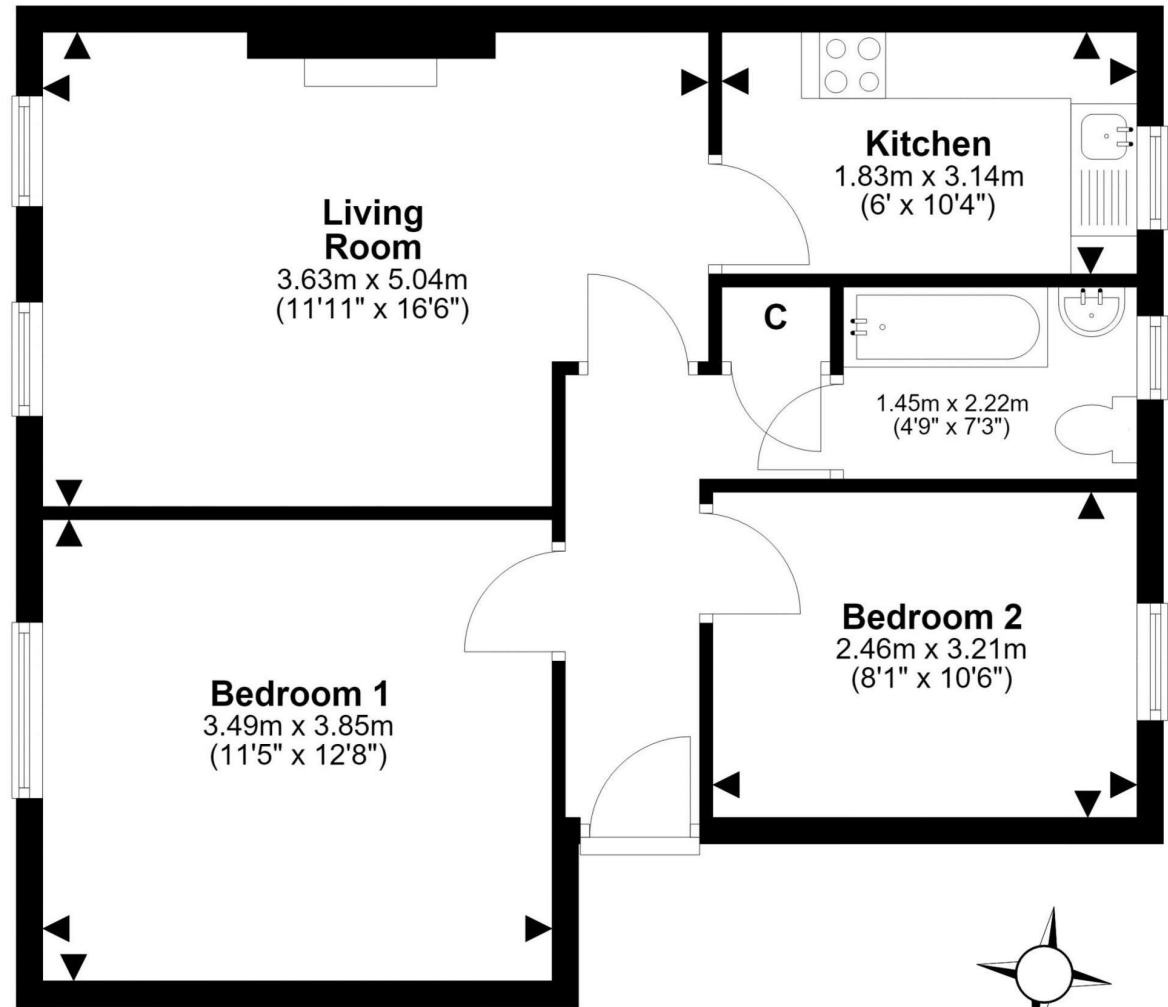
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Property sold as seen. EPC: D. CT: A.

Pilton is a predominantly residential area of Edinburgh, which lies to the north of the city centre. It extends from the north of Ferry Road, between Granton and Fettes. There is a small selection of shops at Boswall Parkway, mainly small specialist shops serving the local community, with Morrisons Superstores available at Pilton Drive and Waterfront Broadway. Further amenities can be found at Davidsons Mains, Silverknowes, Comely Bank and Stockbridge, all locations being easily accessible. Pilton is close to some of Edinburgh's best loved green areas, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. For the sporting enthusiast the Ainslie Park Leisure Centre is close by, offering a swimming pool and five a side football, amongst other activities. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The compactness of the city ensures that the city bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.